

D# 08 STREAM RECLASSIFICATION

General Description

This proposal would allow for the periodic update to the Streams & Lakes Map within the Critical Areas Regulations, based on information provided by governing agencies and stream studies conducted for proposals.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Stream classifications do not have a significant impact on the effect of growth, development, and conversion of land as envisioned in the Comprehensive Plan. The classification of the stream is the determining factor for the width of the critical area buffer. Buffers range from 35 to 100 feet in width. Therefore, with higher quality streams, the buffer is wider, and an incremental reduction in the amount of land converted to development.

This proposal is procedural and therefore, only changes administrative procedures.

Effect on the City's capacity to provide adequate public facilities

This proposal is only changing administrative procedures. The City's capacity to provide adequate public facilities would not be affected.

Effect on the rate of population and employment growth

This proposal is only changing administrative procedures. The City's rate of population and employment growth would not be affected due to the proposal.

Whether Plan objectives are being met as specified or remain valid and desirable

The goal of the Environmental Element is to continue protection of Renton's natural systems, natural beauty, and environmental quality. Protection and enhancement of the City's rivers, major and minor creeks, and intermittent stream courses is an objective of the Plan. Policy language states that land use regulations which establish and enhance setbacks along all waterways and intermittent stream courses should be developed. The purpose of setbacks is to retain an enhancement of the natural vegetation for infiltration, maintenance of wildlife habitat and normal water temperatures, filtration, and the retardation of run-off and erosion.

The Comprehensive Plan goal, objective, and policy would continue to be valid and desirable and would continue to be met with the proposed procedural change.

Effect on general land values or housing costs

This is a procedural change that would result in the reclassification of some stream to a higher classification. Some land value may be affected by the reclassification of portions of streams on specific properties.

Whether capital improvements or expenditures are being made or completed as expected

There are no capital improvements or expenditures associated with this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies

This proposal is consistent with the statewide Growth Management Act and City Comprehensive Plan which call for sound planning including effective administration of current and future residential and non-residential uses in Urban Growth Areas. The proposal provides for updates to the stream classification map based on site-specific studies, and information provided by the Washington Department of Fish & Wildlife or by tribal fisheries staff.

Effect on critical areas and natural resource lands

This is a procedural change which would result in increased buffer areas for higher quality streams, not previously mapped. Additional environmental protections map result from this change.

Effect on other considerations

This proposal would result in greater predictability for property owners living along regulated streams. The Streams & Lakes Map would be updated as new information becomes available.

Staff Recommendation

- Staff recommends that RMC 4-3-050Q Streams & Lakes Map be revised for reaches of Honey Creek and Maplewood Creek to recognize the presence of fish. The stream classification for the applicable reaches should be changed from Class 3 to Class 2.
- Staff recommends that RMC 4-3-050L be revised to clarify the process for the reclassification of a stream to a higher classification.

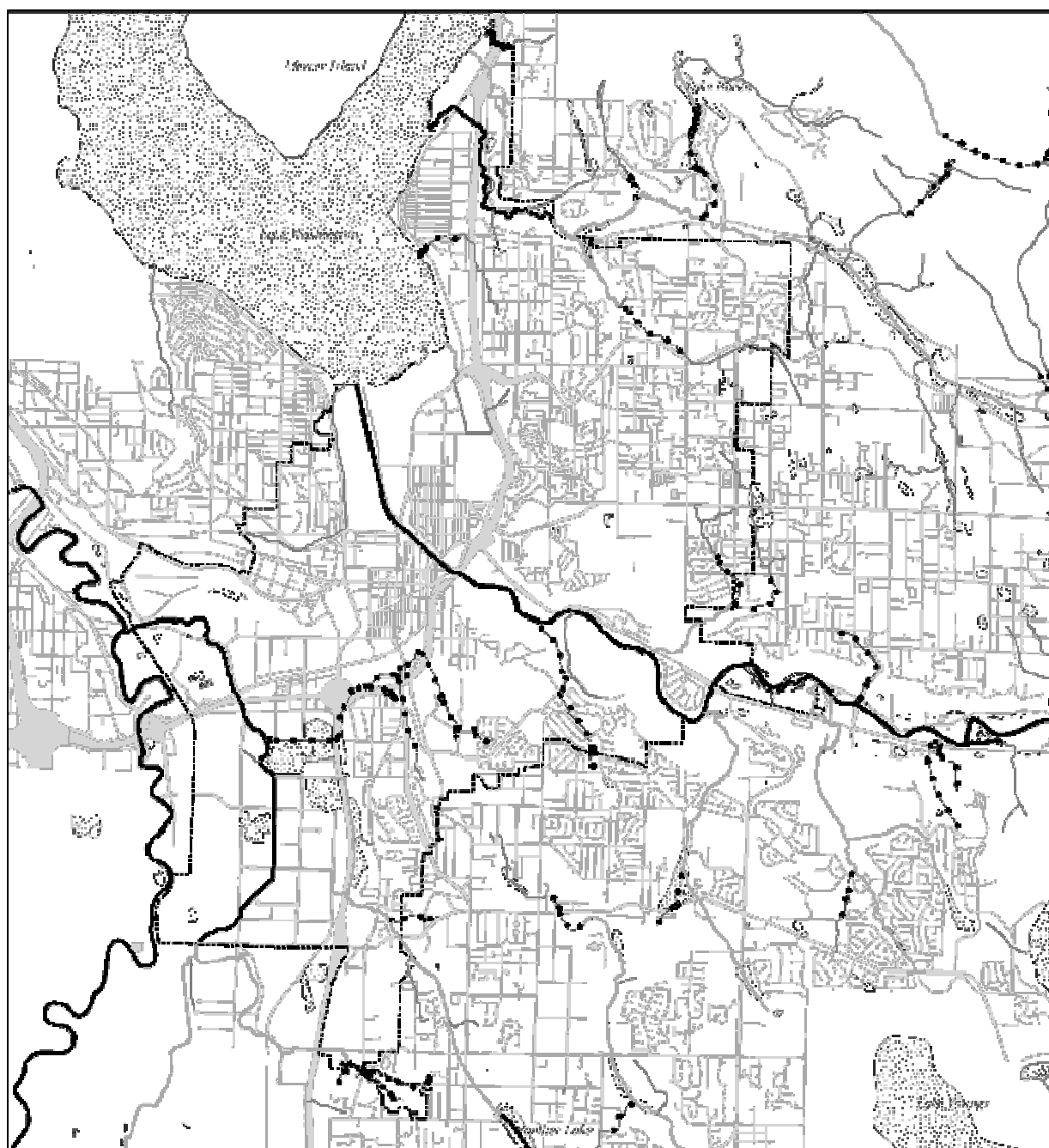
Implementation Requirements

Sections in Title IV of the City Code should be amended to reflect this proposal. These code sections are as follows: 4-3-050Q Streams & Lakes Map and RMC 4-3-050L.

The following attachments reflect the above changes:

- Attachment A: 4-3-050Q Streams & Lakes Map
- Attachment B: 4-3-050L

Figure 4-3-050Q4
STREAMS AND LAKES



Economic Development,
Neighborhoods and
Strategic Planning
Alex Pletsch, Administrator
A. Johnson, Planning Technician

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Legend

Streams Classification TYPE

- 1 - Class 1
- 2 - Class 2
- 3 - Class 3
- 4 - Class 4

1. Shows stream classification, location and
other data as shown on map.

Streams and Lakes

December 4, 2007

0 1,600 3,200 7,200
Feet

1:50,000



c. Maps and Inventory:

i. Mapped Streams and Lakes: The approximate location and extent of Class 2 to 4 water bodies within the City limits are indicated on a map in subsection Q of this Section, Maps. The map is to be used as a guide to the general location and extent of streams. Specific locations and extents will be determined by the City based upon field review and applicant-funded studies prepared pursuant to subsection L3 of this Section.

ii. Reclassification: Where there is a conflict between the Renton Water Class Map in Subsection Q and the criteria in subsection L1a of this Section, the criteria in subsection L1a of this Section shall govern. The reclassification of a water body to a lower class (i.e. 2 to 3, or 3 to 4, etc.) requires administrator acceptance of a supplemental stream or lake study, followed by a legislative amendment to the map in subsection Q of this Section prior to its effect. The reclassification of a water body to a higher class (i.e. 5 to 4, or 4 to 3, or 3 to 2, etc.) requires either administrator acceptance of a supplemental stream or lake study, or, consultation with the Washington Department of Fish & Wildlife, followed by a legislative amendment to the map in subsection Q of this Section prior to its effect.

iii. Unmapped Streams and Lakes: Streams and lakes which are defined in subsection L1a of this Section, Classification System, but not shown on the Renton Water Class Map in subsection Q of this Section, are presumed to exist in the City and are regulated by all the provisions of this Section. If the water body is unmapped according to the City of Renton's Water Class Map (refer to subsection Q of this Section), and:

- (a) The width of the stream channel averages less than two feet (2') at the ordinary high water mark; or
- (b) The stream channel has an average gradient of greater than twenty percent (20%); or
- (c) The channel or water body is upstream of an existing, enduring, and complete barrier to salmonid migration, as interpreted in subsection L1c(iv) of this Section, or as shown on the City of Renton's Salmonid Migration Barrier Map, and the channel or water body contains water only intermittently upstream of the barrier during years of normal rainfall; or
- (d) The water body is isolated from any connected stream and/or wetland; or
- (e) The water body is less than one-half (0.5) acre in size and connected to a stream meeting the criteria noted in subsections L1c(iii)(a) through (c) of this Section;

Then the water body is considered non-salmonid-bearing and water class would be assessed based upon the non-salmonid-bearing waters criteria in subsections L1a(iii) through (v) of this section. However, If none of the conditions above apply, then the water body is considered Salmonid-Bearing – Class 2. Classification of an unmapped stream or lake is effective upon expiration of the fourteen (14) day appeal period following the Administrator's determination, and the map in subsection Q of this Section shall be amended consistent with Administrator determinations at the next appropriate amendment cycle.

iv. Salmonid Migration Barriers: For purposes of classifying or reclassifying water bodies, features determined by the Administrator to be salmonid migration barriers per definition

in RMC [4-11-190](#) shall be mapped. The Administrator shall prepare and update the map as appropriate and maintain a copy in the Planning/Building/Public Works Customer Service Area.

v. Experts or State Agency May Be Required or Consulted: The City may require an applicant to retain an expert or to consult the Washington Department of Fish and Wildlife to assess salmonid-bearing status of the channel in question and prepare a report to the City detailing the facts and conclusion of their analysis.

vi. Criteria to Govern: The actual presence or absence of the stream and lake criteria listed in this subsection L, as determined by qualified professionals, shall govern the treatment of an individual building site or parcel of land requiring compliance with these regulations.